



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning and Development

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3003243
Applicant Name: Dan Dufus
Address of Proposal: 6050 Fauntleroy Way SW

SUMMARY OF PROPOSED ACTION

Land Use Permit to subdivide one parcel into seven Unit Lots in an environmentally critical area. The environmental review is being conducted under Project #3002985 and the construction of a townhouse is being reviewed under Project #6066119. Existing four-unit townhouse structures to remain. This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not each of the new unit lots.

The following approval is required:

Short Subdivision – to create seven unit lots. (Chapter 23.24, Seattle Municipal Code).

SEPA DETERMINATION: ☐ Exempt ☒ DNS¹ ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading, or demolition, or involving another agency with jurisdiction.

¹ SEPA threshold determination (DNS) was issued under a separate project (Project No. 3002985)

BACKGROUND DATA

Site and Vicinity Description

The subject site is located at the northeast corner of Fauntleroy Way SW and SW Graham Street in the Morgan Junction Residential Urban Village in West Seattle. The 11,042 square foot site is zoned Lowrise 2 (L-2) and developed with a four-unit townhouse building and two carports.

Surrounding property with frontage along Fauntleroy, to the north and south, is zoned L-2. Surrounding property to the east, across an alley, is zoned Single Family 5000. Surrounding property to the west, across Fauntleroy, is zoned Lowrise-Duplex-Triplex. The multifamily zoned sites (LDT and L-2) are generally underdeveloped with some apartments but mostly single family homes.

Proposal Description

The proposal is to subdivide one parcel into seven unit lots with vehicle access provided from SW Graham Street via a 10 foot wide curbcut. The proposed unit lot sizes are: A) 1,932.6 square feet, B) 1,140.4 square feet, C) 1,123.8 square feet, D) 1,578.9 square feet, E) 1,078 square feet, F) 891 square feet and G) 3,279.5 square feet. The two carports will be demolished to accommodate a new triplex building under a separate permit. Surface parking will be provided for seven vehicles.

Note that the proposed construction has been reviewed for consistency with the applicable provisions of the Seattle Municipal Code under a separate project (Project No. 6066119). The proposed construction and subdivision of land has received a SEPA determination under a separate project (Project No. 3002985). The subject of this analysis and decision is only the proposed division of land.

Public Comments

No public comment letters were received during the public comment period which ended on October 5, 2005. One letter was received after the comment period ended and raised concerns about parking, slope stability, access to alley during construction, blocking views and decreasing property values. The issues raised all relate to the construction of the townhouses and not the creation of lot lines which is the subject of this application.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition or deny a short plat.

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees;*
7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.*

Based on information provided by the applicant, referral comments from the Drainage Section, the Fire Department, Seattle Public Utilities (City Light and the Water Department), and review by the Land Use Planner, the following findings are made with respect to the above-cited criteria:

1. Because this is a unit lot subdivision, development standards apply to the parent lot. There is no minimum lot size requirement in the L-2 zone. The density standard stated in SMC Section 23.45.008, which permits no more than 1 unit for each 1200 square feet, is met for the development as a whole. The proposal conforms to development standards in all other respects. Hence, the proposal is deemed to comply with applicable Land Use Code requirements. Any additional new construction would be required to meet development standards of the Land Use Code for the parent lot.
2. The lots are provided vehicular access from SW Graham Street, consistent with the requirements of the Code.

The Seattle Fire Department has reviewed and approved this proposal for adequacy of access for emergency vehicles.

Seattle City Light provides electrical service to the subject property and has indicated that an easement is required for overhead and underground infrastructure. The easement shall be included on the final plat prior to recording.

3. This area is served with domestic water, sanitary sewer, and storm drain facilities by the City of Seattle. Availability of service is assured subject to standard conditions of utility extension. The Short Plat application has been reviewed by Seattle Public Utilities and Water Availability Certificate No. 2005-51573 was issued on October 7, 2005.

New construction with discharge to the sanitary sewer will require a side sewer permit. Plan review requirements regarding stormwater were made at the time of building permit application.

4. One objective of the subdivision process is to increase opportunities for new housing development in order to ensure that there will be adequate capacity for future housing need. An equally important objective is to ensure that new development is compatible with neighborhood character. The proposed subdivision will meet all the applicable Land Use Code provisions. The proposed development has adequate access for vehicles, utilities and fire protection, and has adequate drainage, water supply and sanitary sewage disposal. Therefore, the public use and interests are served by permitting the proposed subdivision of land while also maintaining the character of the neighborhood. The proposal will meet all applicable criteria for approval of a short plat upon completion of the conditions in this analysis and decision.
5. This site is in an environmentally critical area as defined in SMC 25.09.240. An approximately eight foot high rockery wall exists near the middle of the site separating the site into two terraces. The existing townhouse structure is located on the west terrace and the carports upslope on the east terrace. A second approximately eight foot high rockery wall exists along the eastern edge of the site adjacent to an alley. The rockery walls constitute steep slopes pursuant to the Environmentally Critical Areas (ECA) ordinance. A limited ECA exemption (Project #2205304) for the steep slopes was granted on August 3, 2002 which indicates the steep slopes at the site are not more than 20 feet in height and not part of a larger steep slope system.
6. The proposed unit lot subdivision will not impact any trees in that there is no construction associated with the subdivision.
7. Section 23.24.045 of the Seattle Municipal Code provides that sites developed or proposed to be developed with townhouses, cottage housing developments; residential cluster development and single-family residences may be subdivided into individual unit lots. The development as a whole shall meet development standards. However, as a result of this subdivision, development on the individual lots may be non-conforming. To assure that future owners have constructive notice that additional development may be limited due to nonconformities, the following statement shall be required to be included as a note on the final short subdivision:

The unit lots shown on this site are not separate buildable lots. Additional development on any individual unit lot in this subdivision may be limited as a result of the application of development standards to the parent lot pursuant to applicable provisions of the Seattle Land Use Code, Chapter 23 of the Seattle Municipal Code.

The conformance of the proposed development as a whole with the applicable Code provisions has been approved under separate permits. Access easements and joint use and maintenance agreements shall be executed for parking areas and driveway and pedestrian access. Therefore, the proposed short subdivision conforms to the provisions of Section 23.24.045 for Unit Lot Subdivisions.

SUMMARY - SHORT SUBDIVISION

The unit lots to be created by this unit subdivision may not be individually consistent with the provisions of SMC 23.24.045 for the Lowrise 2 zoning development standards such as setbacks, density, and structure width and depth. However, the development when considered as a whole meets all standards set forth in the Land Use Code. This unit subdivision is provided with vehicular access, and public and private utilities and access, including emergency vehicles. Adequate provisions for water supply and sanitary sewage disposal have been provided for each unit lot and service is assured, subject to standard conditions governing utility extensions. An adequate provision for drainage control has also been provided.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**. See the conditions at the end of this report.

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Have final recording documents prepared by or under the supervision of a Washington state licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned.
2. Submit the final recording forms for approval and any necessary fees.
3. Include an easement to provide for electrical facilities and service to the proposed lots as required by Seattle City Light on the final Short Subdivision.

4. Insert the following on the face of the plat: “The unit lots shown on this site are not separate buildable lots. Additional development on any individual unit lot in this subdivision may be limited as a result of the application of development standards to the parent lot pursuant to applicable provisions of the Seattle Land Use Code, Chapter 23 of the Seattle Municipal Code.”
5. Provide a joint maintenance and responsibility agreement for maintenance and use of shared walls on property lines and all ingress, egress, utility, side sewer, storm drainage system and pedestrian easements.
6. Provide an area to allow for the posting of address signage in a location visible from SW Graham Street and provide a covenant and/or an easement to ensure that address signage can be maintained.

Signature: (signature on file)
Jess Harris, AICP, Senior Land Use Planner
Department of Planning and Development

Date: July 13, 2006